



Baltimore County
Department of Planning

Quarterly Subdivision Report

3rd Quarter 2013

July 1, 2013 -- September 30, 2013



Table of Contents

Policy Framework..... **2**

Development Summary **4**

 Residential Development..... 6

 Non-Residential Development..... 8

Appendix..... **10**

 102 The Byway Road 11

 Windsor Station Phase 4 12

 8833 Belair Road 13

 Dulaney View 14

 BGE Substation..... 15

 Baltimore Crossroads at 95 Area 10 16

 Shirley Ridge..... 17

Policy Framework

Baltimore County, Maryland, inaugurated growth management policies in the late 1960s. These policies established the master planning process, which is essential to sustainable development and ensuring the continued health and safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The URDL accommodates an overwhelming majority of the population living and working in the County. Conversely, in the rural areas, the reliance of on-site well and septic systems limits the capacity for development. This planning mechanism increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County (Map 1 on pg 3).

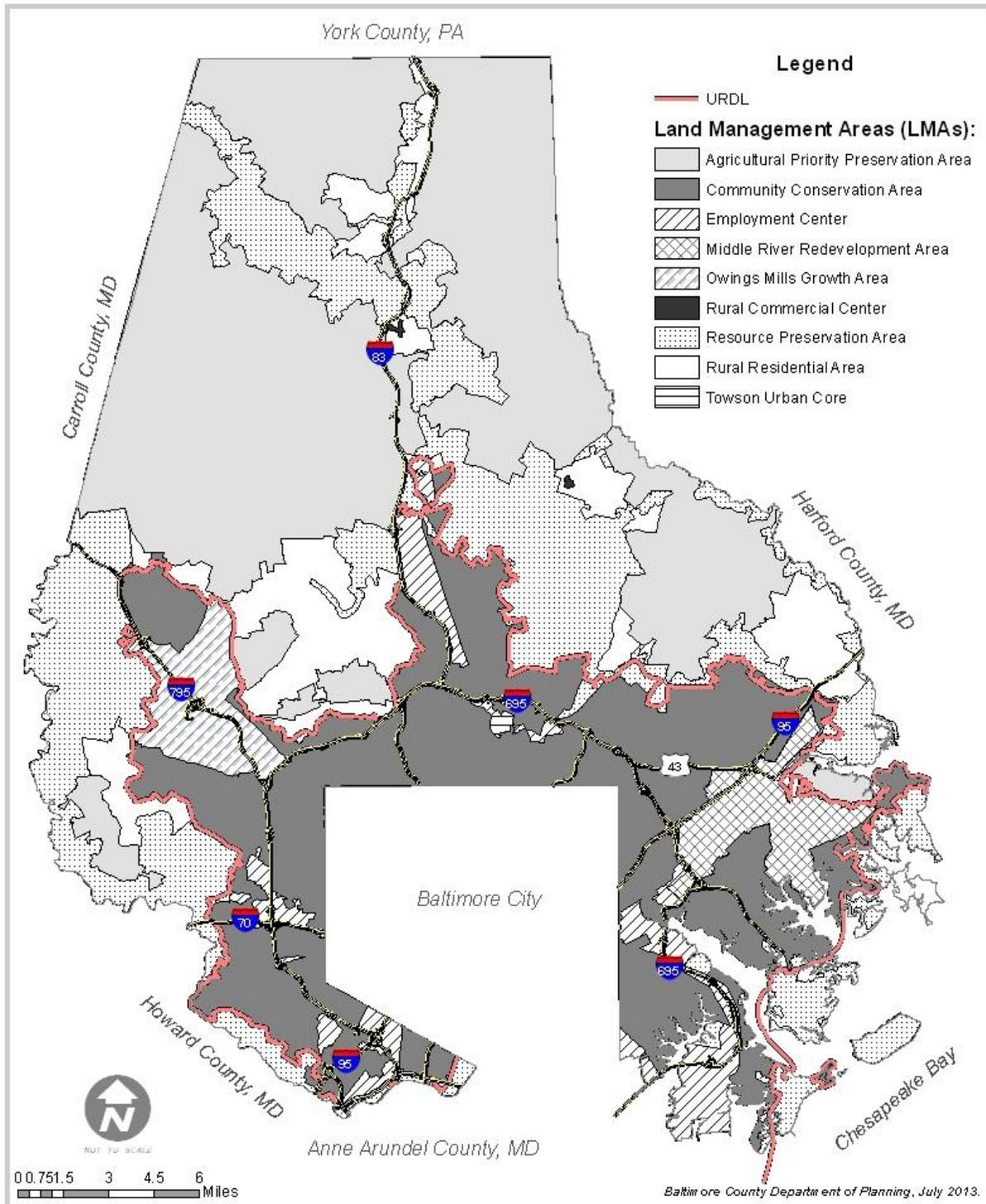
The County, through its Master Plan 2020, utilizes other various tools to implement sustainable growth policies to include Land Management Areas, Priority Funding Areas, Community Enhancement Areas and the Baltimore County Growth Tier Map. These tools have made Baltimore County a national leader in the implementation of responsible land use policy.

The Quarterly Subdivision Report (the “Report”) compiles and analyzes approved development plans within Baltimore County. The Report tracks the County’s progress of the implementation of the Master Plan 2020.

This issue of the Report summarizes County approved development plans for residential and non-residential activities for the time period beginning July 1, 2013 and ending September 30, 2013. The Report utilizes current data maintained by the Baltimore County Department of Permits, Approvals, and Inspections (PAI). Detailed information on each of the approved development plans in the reporting quarter is presented in chronological order by approval date in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number
- Building permits by dwelling type
- Non-Residential development types and acreage

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



The diagram below illustrates the relationship between the URDL and land management areas (LMAs) and each LMA's full name. The LMAs were established in the *Master Plan 2010* and revised in the *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

LMA Code	LMA Name	Location with Reference to the URDL
CCA	Community Conservation Area	In
EC	Employment Center	In
EC HV	Employment Center- Hunt Valley	In
MRRA	Middle River Redevelopment Area	In
OMGA	Owings Mills Growth Area	In
TUC	Towson Urban Center	In
APPA	Agricultural Priority Preservation Area	Out
RCC	Rural Commercial Center	Out
RPA	Resource Preservation Area	Out
RRA	Rural Residential Area.	Out

Development Summary

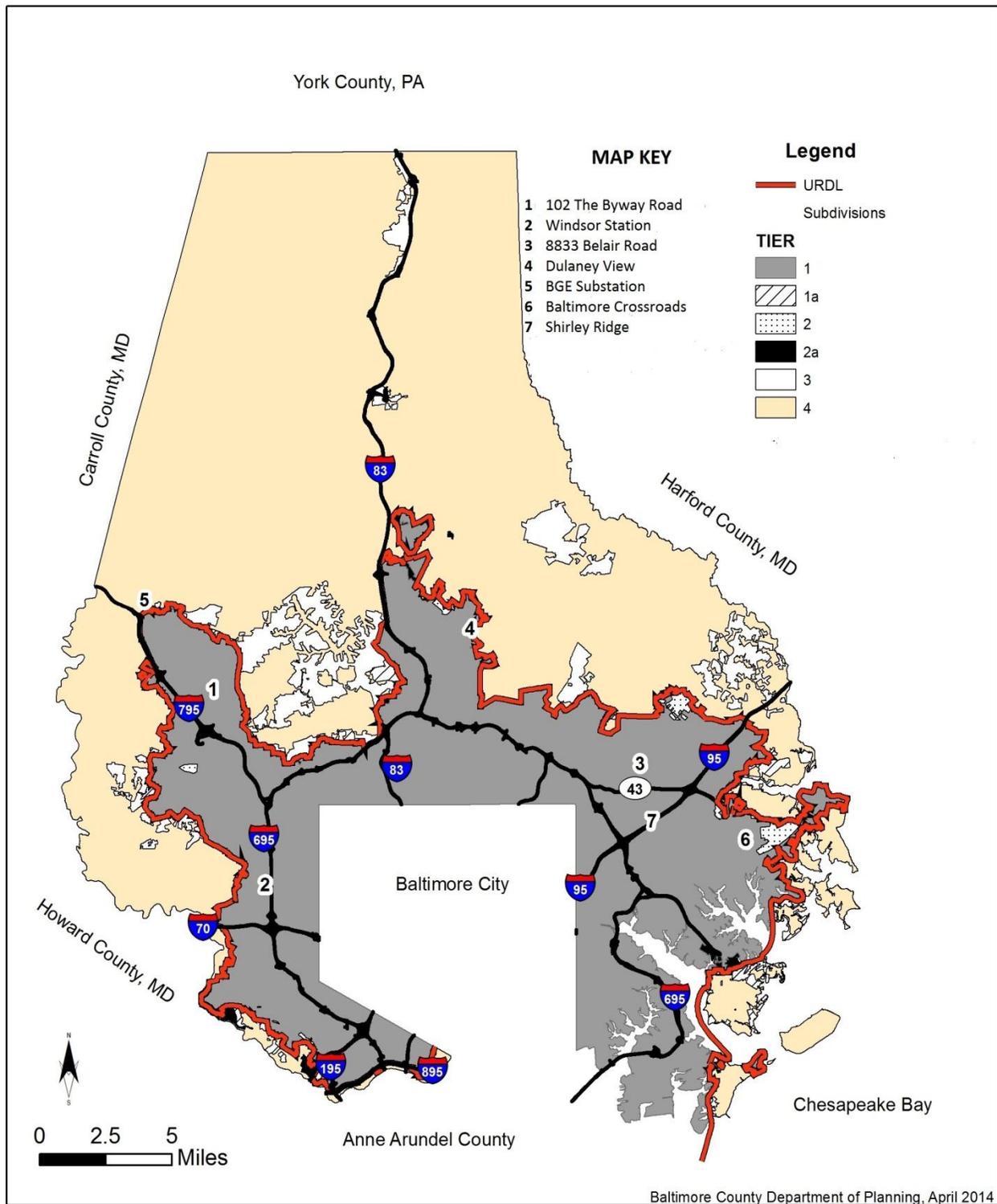
During the 3rd quarter of 2013, Baltimore County approved seven development plans. During this reporting period, one minor subdivision plan, three major development plans and three limited exemptions were approved (Figure 1). We also find that six approved development plans are within the urban LMAs and Growth Tier 1. The one other was within a rural LMA and Growth Tier 4. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 3rd Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	40724	102 THE BYWAY ROAD	7/10/2013	MINOR	SFD	DR 3.5	0.81	OMGA	1
2	20154	WINDSOR STATION PHASE 4	7/10/2013	LIMITED	MIXED	ML-IM	22.397	EC	1
3	111115	8833 BELAIR ROAD	7/15/2013	LIMITED	COMMERCIAL	BL	0.91	CCA	1
4	80883	DULANEY VIEW	7/17/2013	MAJOR	SFD	DR 2, RC 6	10.33	CCA	1
5	40733	BGE SUBSTATION	8/13/2013	MAJOR	PUBLIC UTILITY	RC 2	180.00	RPA	4
6	150788	BALTIMORE CROSSROADS AT 95 AREA 10	9/26/2013	LIMITED	COMMERCIAL	ML-IM	161.67	MRRA	1
7	140488	SHIRLEY RIDGE	9/30/2013	MAJOR	SFD	DR 3.5, DR 5.5	28.18	CCA	1

Source: Baltimore County Government, March 2014.

Approved Development Plans, 3rd Quarter, 2013



Residential Development

In the 3rd quarter of 2013, Baltimore County approved 32 housing units, all (or 100%) being single family detached structures (See Figure 2). There were no semi-detached, attached or multi-family units approved in this reporting quarter. We find that 29 of the 32 units are in the Community Conservation Area (CCA) or Growth Tier 1. The remaining three units are in the Owings Mills Growth Area (OMGA) or Growth Tier 1 (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 3rd Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Track	Type	SFD	SFSD	SFA	MF	LMA	Growth Tier
1	40724	102 THE BYWAY ROAD	7/10/2013	MINOR	SFD	3	0	0	0	OMGA	1
4	80883	DULANEY VIEW	7/17/2013	MAJOR	SFD	13	0	0	0	CCA	1
7	140488	SHIRLEY RIDGE	9/30/2013	MAJOR	SFD	16	0	0	0	CCA	1
Sum						32	0	0	0		
Grand Total:						32	SF =	100%			
							MF =	0%			

Source: Baltimore County Government, March 2014.
 SFD: Single family detached. SFA: Single family attached.
 SFSD: Single family semi-detached. MF: Multi-family.

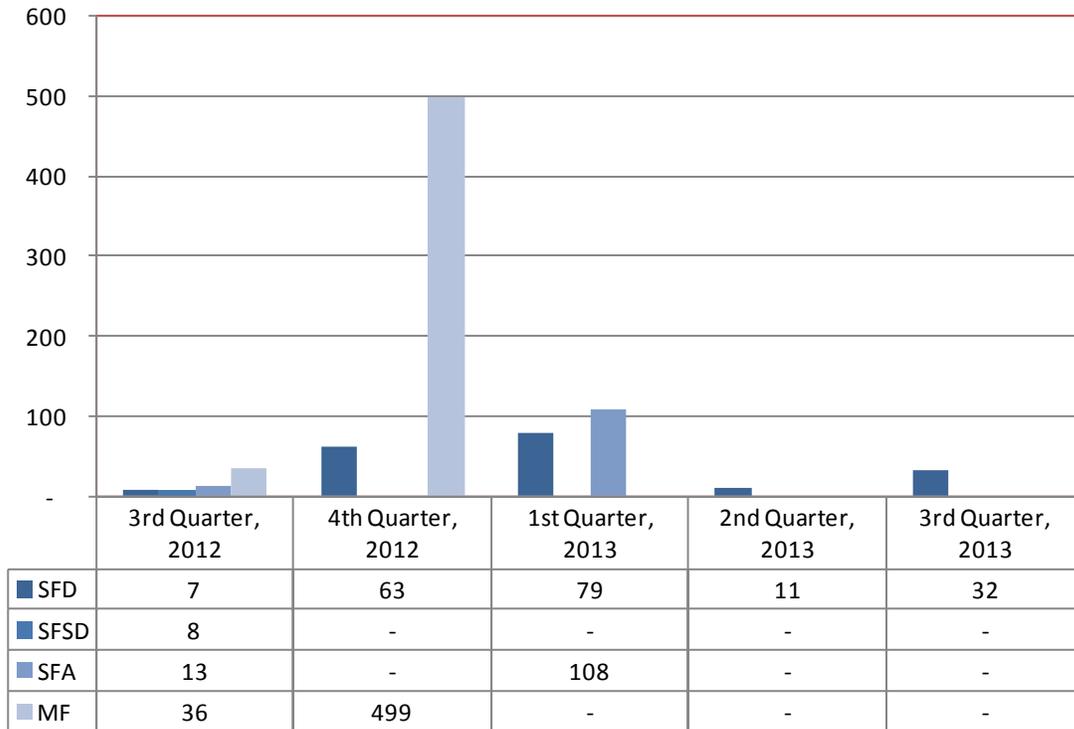
Figure 3. Number of Units by LMA in Approved Development Plans, 3rd Quarter, 2012 - 3rd Quarter, 2013

LMA Code	LMA Name	3rd Quarter, 2012	4th Quarter, 2012	1st Quarter, 2013	2nd Quarter, 2013	3rd Quarter, 2013	Total
APPA	Agricultural Priority Preservation Area	0	5	6	7	0	18
CCA	Community Conservation Area	28	557	181	4	29	799
EC	Employment Center	0	0	0	0	0	0
MARRA	Middle River Redevelopment Area	0	0	0	0	0	0
OMGA	Owings Mills Growth Area	0	0	0	0	3	3
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	36	0	0	0	0	36
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	64	562	187	11	32	856

Source: Baltimore County Government, March 2014

The graph in Figure 4 show the approved development plans by type over the year beginning with 3rd quarter 2012 continuing through 3rd quarter 2013.

Figure 4. Units by Type in Approved Development Plans
3rd Quarter, 2012- 3rd Quarter 2013.



The Report also compiles residential units that are newly permitted by occupancy permits in the same quarter. The units approved by occupancy permits are in fact on development plans approved and recorded prior to the reporting quarter and or on existing legal lots of records. The approved occupancy permits act as an indicator of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan have been implemented.

In the yearly period from 3rd quarter 2012 to 3rd quarter 2013, 1,177 units were approved for occupancy. Of them, 95.4% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 3rd quarter of 2013; over 93% of new units in occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 3rd Quarter, 2012 - 3rd Quarter, 2013

Housing Type	3rd Quarter, 2012	4th Quarter, 2012	1st Quarter, 2013	2nd Quarter, 2013	3rd Quarter, 2013	Total
SFD	113	122	118	103	102	558
SFSD	2	3	6	2	6	19
SFA	90	140	108	64	144	546
MF	-	-	27	-	27	54
Sum	205	265	259	169	279	1,177

Source: Baltimore County Government, March 2014.

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 3rd Quarter, 2013

LMA	SFD	SFSD	SFA	MF	Total			
APPA	7	-	-	-	7			
EC	1	-	-	-	1			
CCA	54	6	31	27	118			
MRRRA	19	-	-	-	19			
OMGA	9	-	113	-	122			
RPA	1	-	-	-	1	Policy Area Type	# of Units	% Share of Total
RRA	11	-	-	-	11	Urban LMA	260	93.19%
TUC	-	-	-	-	0	Rural LMA	19	6.81%
Sum	102	6	144	27	279			

Growth Tier	SFD	SFSD	SFA	MF	Total			
1	83	6	144	27	260			
2	-	-	-	-	0	Policy Area Type	# of Units	% Share of Total
3	10	-	-	-	10	Tier 1	260	93.19%
4	9	-	-	-	9	Tier 3	10	3.58%
Sum	102	6	144	27	279	Tier 4	9	3.23%

Source: Baltimore County Government, March 2014.

Non-Residential Developments:

There were four non-residential development plans approved in the 3rd quarter of 2013 (Figure 7). The largest of these consist of a 1,089,000 square foot public utility use approved within the Resource Preservation Area (RPA) LMA.

Figure 7. Approved Non- Residential/Mixed Development Plans, 3rd Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Type	Square Feet	Use Type	LMA
2	20154	WINDSOR STATION PHASE 4	7/10/2013	MIXED	180,180	Proposed office Building A (99,330 sq.ft.) and Bulding B (80,850 sq.ft.)	EC
3	111115	8833 BELAIR ROAD	7/15/2013	COMMERCIAL	12,342	Existing building to be razed. Proposed retail building (12,342 sq.ft.)	CCA
5	40733	BGE SUBSTATION	8/13/2013	PUBLIC UTILITY	1,089,000	Proposed BGE substation	RPA
6	150788	BALTIMORE CROSSROADS AT 95 AREA 10	9/26/2013	COMMERCIAL	984,833	Plan for Area 10 proposed warehouse including Lots 1 and 2 (984,833 sq.ft.)	MRRA

Source: Baltimore County Government, March 2014.

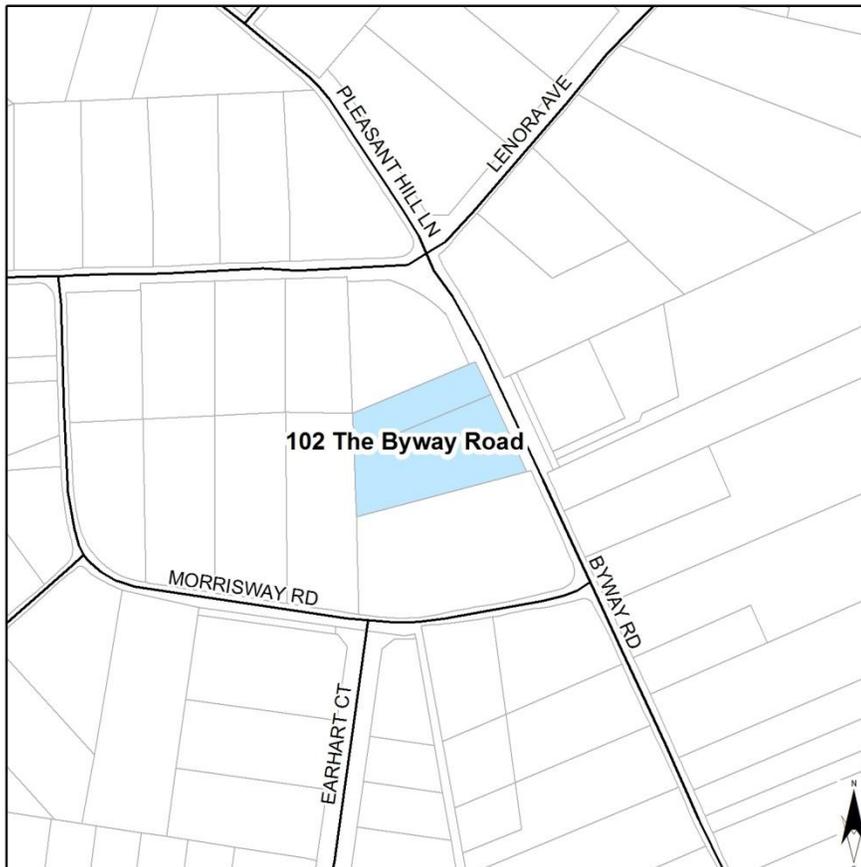
Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
RPD.....	Regional Planning District
TAZ.....	Transportation Analysis Zone for regional transportation planning
COUNCIL DISTRICT.....	County Councilmanic District
ALIAS.....	An alias for the project name
LOCATION.....	A5ddress of project
TAX MAP / BLOCK / PARCEL..	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
PLAT APPROVAL.....	The date the plat was approved
PLAT RECORDED.....	The date the plat was recorded in land records
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
ZIP.....	Postal code
LMA.....	Land Management Areas
WATER ZONE.....	Water Service Area designation
CENSUS TRACT.....	A Census Bureau geographic unit
BLOCK GROUP.....	Geographic subset of Census tracts
DEED REF.....	The deed file number when recorded into land records
PLAT REF.....	The plat file number when recorded into land records
CONDO.....	Indicates if the project contains condo units

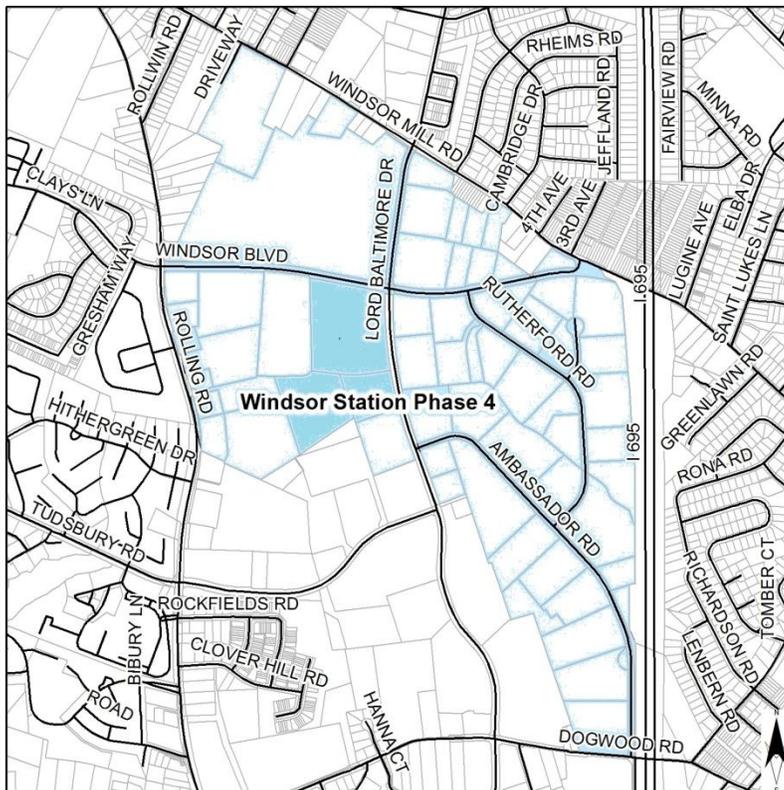
102 The Byway Road

DEVELOPMENT TRACK:	Minor	PAI #	040724			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	09058M			
		LIMITED #				
LOCATION:	W/S the Byway RD, N of Morrisway RD					
MAP	58	COUNCIL DISTRICT	2	PLAN SUBMITTED	9/24/2009	
BLOCK	9	LMA	OMGA	PLAN APPROVAL	7/10/2013	
PARCEL	146	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	3	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES 0.8134
SFD	3	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 0.8134
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			
COMMENTS:	Existing dwellings (#102, #104 The Byway Rd) to be razed. Proposed dwelling (new #102 The Byway Rd) on lot 6A (0.25ac), (New #104) on lot 6B (0.23ac), and (#106) on lot 6C (0.29ac).					



Windsor Station Phase 4

DEVELOPMENT TRACK:							
TRACK:	Limited	PAI #	020154				
DEVELOPMENT TYPE: Mixed							
		MINOR SUB #:					
		LIMITED #	12017				
LOCATION: S/S Windsor BLVD, W of Lord Baltimore Dr.							
MAP	87	COUNCIL DISTRICT	4	PLAN SUBMITTED	11/8/2012		
BLOCK	17	LMA	EC	PLAN APPROVAL	7/10/2013		
PARCEL	155 (Parcel B1), 441		Growth Tier	1			
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	ML-IM	ACRES	22.3971
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			22.3971
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	3	DVLP OTHER	1				
COMMENTS: Existing building (#7205 Windsor Blvd) to remain. Proposed Office Building A (#2760 Lord Baltimore Dr-99, 330 sq.ft.) Building B (#2750 Lord Baltimore Dr-80,850 sq.ft.). Plan resubmitted 3/15/13 (no changes to proposed buildings).							



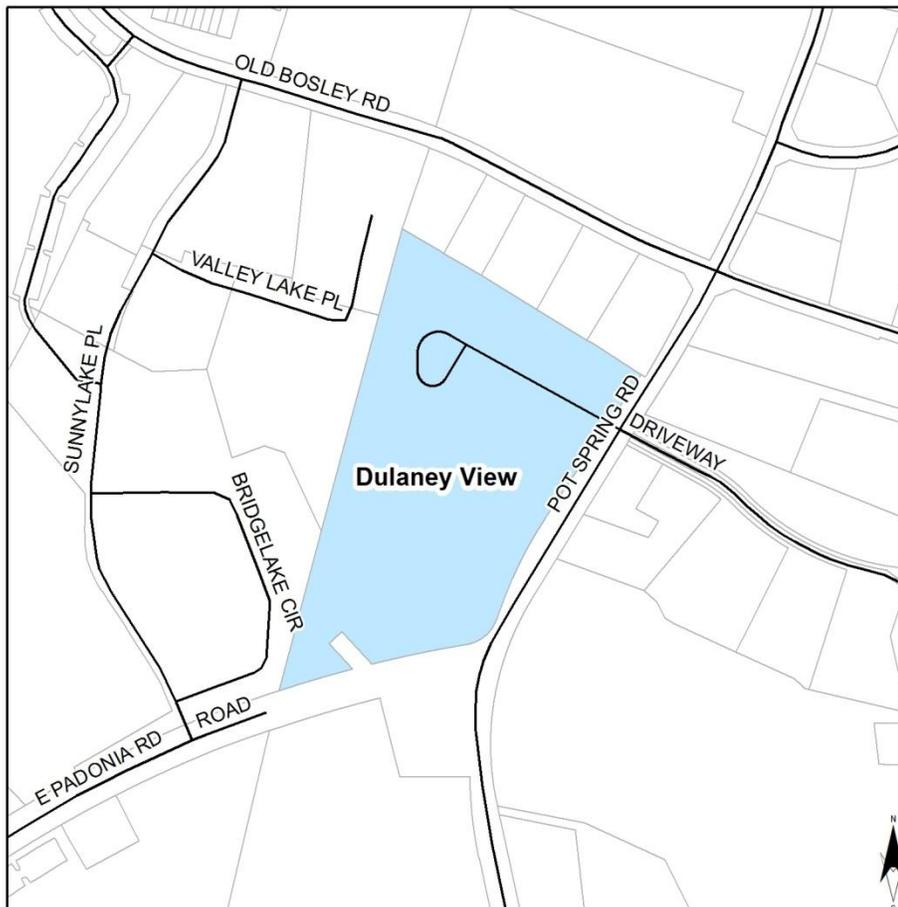
8833 Belair Road

DEVELOPMENT TRACK:	Limited	PAI #	111115				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #	12009				
LOCATION:	SE/S Belair RD, NE of Blakely AVE						
MAP	72	COUNCIL DISTRICT	5	PLAN SUBMITTED	6/13/2012		
BLOCK	13	LMA	CCA	PLAN APPROVAL	7/15/2013		
PARCEL	25	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	0.913
SFD	0	DVLP SFD	0	ZONING2	DR 10.5	ACRES	0
SFSD	0	DVLP SFSD	0	ZONING3	DR 5.5	ACRES	0
SFA	0	DVLP SFA	0			TOTAL	0.913
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	DRC#071211A. Existing building to be razed, Proposed retail building (12,342 sq.ft.)						



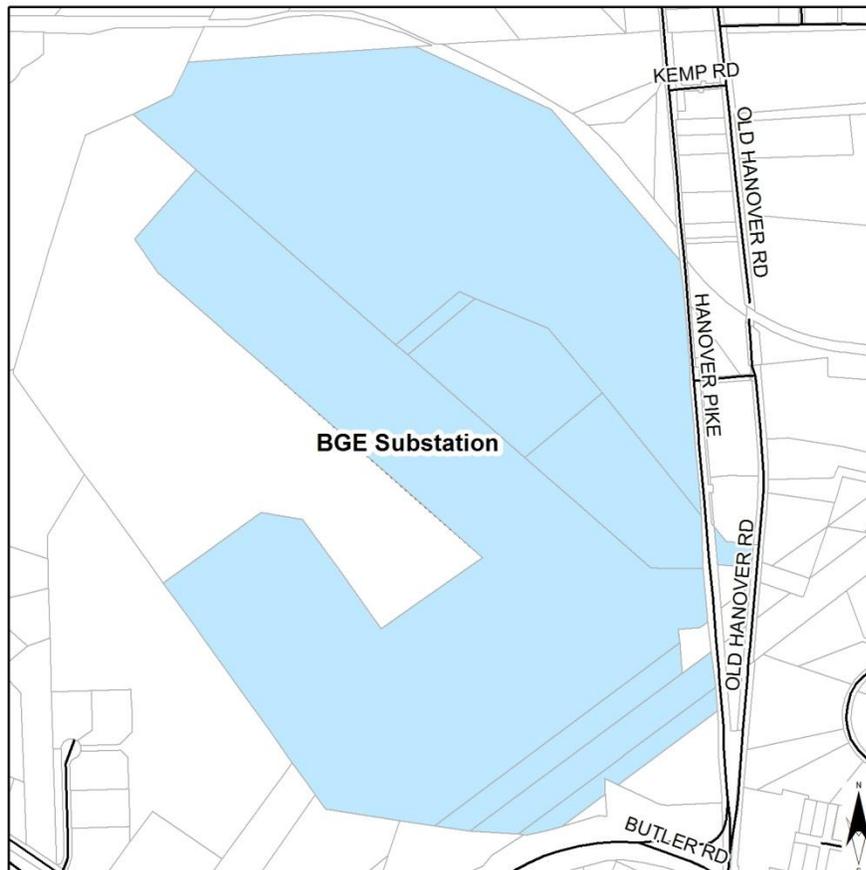
Dulaney View

DEVELOPMENT TRACK:	Major	PAI #	080883				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	W/S Pot Spring Rd, S of Old Bosley Rd						
MAP	52	COUNCIL DISTRICT	PLAN SUBMITTED	6/4/2012			
BLOCK	8	LMA	CCA	PLAN APPROVAL	7/17/2013		
PARCEL	77	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	13	UNITS/LOTS	0	ZONING1	DR 2	ACRES	7.39
SFD	13	DVLP SFD	0	ZONING2	RC 6	ACRES	2.94
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	10.33
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Concept plan originally submitted 12/5/2011						



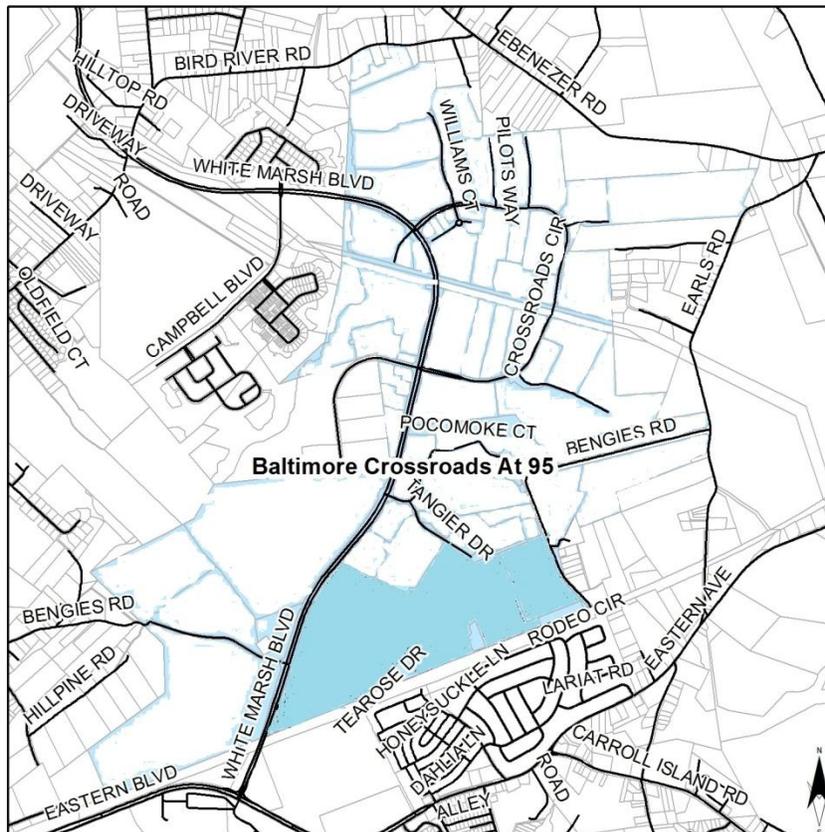
**BGE
Substation**

DEVELOPMENT TRACK:							
TRACK:	Major	PAI #	040733				
DEVELOPMENT TYPE: Public Utilities							
MINOR SUB #:							
LIMITED #							
LOCATION: W/S Hanover Pike, NE of Westminster Pike							
MAP	39	COUNCIL DISTRICT	3	PLAN SUBMITTED	3/13/2012		
BLOCK	2	LMA	RPA	PLAN APPROVAL	8/13/2013		
PARCEL	245,246, m48 1001, 941, 319		Growth Tier	4			
#PROPOSED:				#DEVELOPED:			
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	RC 2	ACRES	180
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			180
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				
COMMENTS: Proposed BGE substation (1,089,000 SF)							



Baltimore Crossroads at 95 Area 10

DEVELOPMENT TRACK:	Limited	PAI #	150788				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	New Bengies Rd and Railroad						
MAP	83	COUNCIL DISTRICT	6	PLAN SUBMITTED			
BLOCK	14	LMA	MRRA	PLAN APPROVAL	9/26/2013		
PARCEL	147	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	ML-IM-4	ACRES	161.672
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	161.672
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	7	DVLP OTHER	0				
COMMENTS:	Plan for Area 10. Proposed warehouse including Lots 1 and 2 (984,833SF). DRC#081313C						



Shirley Ridge

DEVELOPMENT TRACK:	Major	PAI #	140488				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	End of Shirleybrook AVE, NW of Interstate 95						
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED	4/29/2013		
BLOCK	14	LMA	CCA	PLAN APPROVAL	9/30/2013		
PARCEL	435, 446	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	16	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES	26.73
SFD	16	DVLP SFD	0	ZONING2	DR 5.5	ACRES	1.45
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	28.18
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:	Unit count changed from 18 to 16 per development plan.						

